



Athron Drive, Herringthorpe



Offered for sale with No Onward Chain is this Three Bedroom Bay Window Semi-Detached Home which enjoys a pleasant rear outlook. Being just a short walk to a choice of shops, schools, popular pubs and restaurants and with excellent commuter links.

In brief the property comprises; Entrance Hall \* Open Plan Lounge and Dining Room \* Modern Kitchen \* Three Bedrooms \* Shower Room \* WC \* Front Paved Driveway and Lawn Garden \* Detached Garage with Electrics \* Rear Paved Patio and Lawn Garden.

**Guide Price: £230,000 to £240,000**

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## ACCOMMODATION

- Bay Window Semi-Detached Home
- Open Plan Lounge Diner / Modern Kitchen with Integral Appliances
- Three Bedrooms / Shower Room & Separate WC
- Recent Full Electrical Re-Wire & Combi Boiler Central Heating System
- Rear Lawn Garden & Paved Patio
- Gated Paved Driveway / Detached Garage with Electrics & Inspection Pit
- No Onward Chain
- FREEHOLD / Council Tax Band C



GROUND FLOOR  
481 sq ft. (44.7 sq m.) approx.

1ST FLOOR  
476 sq ft. (44.3 sq m.) approx.



TOTAL FLOOR AREA: 958 sq ft. (89.0 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the Property Description, measurements of rooms, distances, areas and site areas are approximate and no responsibility is accepted for any error. Information is provided for general information only and should not be relied upon for any specific purpose. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or condition.



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